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2022 FEB -9 PM 1:56



**Town of Arlington
Redevelopment Board
730 Massachusetts Avenue
Arlington, MA 02476**

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**Legal Notice
Public Hearing
Zoning Bylaw Amendments**

In accordance with the provisions of the Town of Arlington, Massachusetts Zoning Bylaw and Massachusetts General Laws Chapter 40A, a public hearing will be held by the Arlington Redevelopment Board (ARB) on **Monday, March 7, 2022, Monday, March 14, 2022, Monday, March 21, 2022, and Monday, March 28, 2022**. The ARB will hear public comments on the proposed amendments to the Zoning Bylaw. After receiving public comments, the ARB will deliberate and make recommendations on the proposed amendments on Monday, April 4, 2022 for Annual Town Meeting, which will begin on Monday, April 25, 2022.

The following articles propose changes to the Zoning Bylaw and are the subject the public hearing scheduled for **Monday, March 7, 2022, beginning at 7:30 PM**, via Zoom at <https://town-arlington-ma.us.zoom.us/j/84733721863>, Meeting ID: 847 3372 1863, or by calling (646) 876-9923 Meeting ID 84733721863#

ARTICLE A (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT / TWO FAMILY CONSTRUCTION ALLOWED BY RIGHT IN R0 AND R1 RESIDENTIAL ZONES

To see if the Town will vote to amend Section 5.4 of the Zoning Bylaw by amending definitions and expanding allowable residential uses in the R0 Large Lot Single-Family District and R1 Single-Family District with the goal of diversifying the housing stock; or take any action related thereto.

(Inserted at the request of Annie LaCourt and 10 registered voters)

ARTICLE B (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT/ ENHANCED BUSINESS DISTRICTS

To see if the Town will vote to amend the Zoning Bylaw to update Section 5 DISTRICT REGULATIONS to encourage pedestrian activity, maintain an active street, and limit the amount of ground floor retail space occupied by banks, offices, lobbies, and other non-active uses, when feasible; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE C (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT/ STREET TREES

To see if the Town will vote to amend the Zoning Bylaw to update Section 2 DEFINITIONS and Section 6 SITE DEVELOPMENT STANDARDS to require street tree plantings for every 25 feet of property facing a street, when feasible; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

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ARTICLE D (tentatively scheduled, subject to change)
ZONING BYLAW AMENDMENT/ SOLAR ENERGY SYSTEMS

To see if the Town will vote to amend the Zoning Bylaw to update Section 2 DEFINITIONS and Section 6 SITE DEVELOPMENT STANDARDS to allow for and require installation of solar energy systems for buildings subject to Environmental Design Review with certain exceptions; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

The following articles propose changes to the Zoning Bylaw and are the subject the public hearing scheduled for **Monday, March 14, 2022, beginning at 7:30 PM** via Zoom at <https://town-arlington-ma.us.zoom.us/j/83637785824>, Meeting ID: 836 3778 5824, or by calling (646) 876-9923, Meeting ID 83637785824#

ARTICLE E (tentatively scheduled, subject to change)
ZONING BYLAW AMENDMENT/ ADMINISTRATIVE AMENDMENTS

To see if the Town will vote to amend the Zoning Bylaw to make the following administrative corrections:

1. Amend Section 3.4.3. (D) Arlington Redevelopment Board procedures to update simple majority voting quantum pursuant to M.G.L. c.40A sec 9.
2. Amend Section 6.1.5. C (6) to add "if otherwise not required" or similar to the end of the clause;
3. Strike Section 8.1.4. (E) to eliminate duplication between Section 8.1.4(E) and Section 8.1.5;
4. Add "Group Home" to the "Definitions Associated with Dwelling" in Section 2 DEFINITIONS;
5. Add "Accessory Dwelling Unit" to the "Definitions Associated with Dwelling" in Section 2 DEFINITIONS; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE F (tentatively scheduled, subject to change)
ZONING MAP AMENDMENT / EXPAND BUSINESS DISTRICTS

To see if the Town will vote to rezone the parcels identified in the affixed table and represented by the proposed map affixed hereto from their current respective Residential zoning districts to the Business District 3 (B3); or take any action related thereto.

(Inserted at the request of James Fleming and 10 registered voters)

ARTICLE G (tentatively scheduled, subject to change)
ZONING BYLAW AMENDMENT / ZONING MAP AMENDMENT REQUIREMENTS

To see if the Town will vote to amend Section 1.5 of the Zoning Bylaw to modify or remove the requirement to notify abutters of a zoning map amendment; or take any action related thereto.

(Inserted at the request of James Fleming and 10 registered voters)

ARTICLE H (tentatively scheduled, subject to change)
ZONING BYLAW AMENDMENT / APARTMENT PARKING MINIMUMS

To see if the Town will vote to amend the Zoning Bylaw to reduce or remove minimum vehicular parking requirements for Apartment Building uses; or take any action related thereto.

(Inserted at the request of James Fleming and 10 registered voters)

ARTICLE I (tentatively scheduled, subject to change)
ZONING BYLAW AMENDMENT / OPEN SPACE USES

To see if the Town will vote to amend the Zoning Bylaw to expand the allowed uses in the Open Space district; or take any action related thereto.

(Inserted at the request of James Fleming and 10 registered voters)

ARTICLE J (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT / RESTAURANT USES

To see if the Town will vote to amend the Zoning Bylaw to change the square footage threshold above which a restaurant use requires a special permit; or take any action related thereto.

(Inserted at the request of James Fleming and 10 registered voters)

The following articles propose changes to the Zoning Bylaw and is the subject the public hearing scheduled for **Monday, March 21, 2022, beginning at 7:30 PM**, via Zoom at

<https://town-arlington-ma-us.zoom.us/j/81516112379>, Meeting ID: 815 1611 2379, or by calling (646) 876-9923, Meeting ID 81516112379#

ARTICLE K (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT / APPEALS

To see if the Town will vote to amend Section 3.1 of the Zoning Bylaw to provide for a right of appeal for any person who has requested enforcement of the Zoning Bylaw, in cases where the alleged violation has not been abated, and/or to require civil proceedings to enforce the Zoning Bylaws be initiated; or take any action related thereto.

(Inserted at the request of Sophie Migliazzo and 10 registered voters)

ARTICLE L (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT / MIXED USE IN BUSINESS DISTRICTS

To see if the Town will vote to amend the Zoning Bylaw in Section 5.5.2 to increase the Maximum Floor Area Ratio (FAR) allowed for mixed use structures in the Business districts, or take any action related thereto.

(Inserted at the request of Xavid Pretzer and 10 registered voters)

ARTICLE M (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT / PORCH

To see if the Town will vote to amend the Zoning Bylaw to update Section 2 DEFINITIONS and Section 5.3.9 Projections into Minimum Yards to further define what constitutes a porch and include porches to the list of allowable projections into minimum yards; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE N (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT / YARD ENCROACHMENT

To see if the Town will vote to amend the Zoning Bylaw to update Section 5.3.9 Projections into Minimum Yards to require a special permit before floor area in a setback is enclosed; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE O (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT / LARGE ADDITIONS

To see if the Town will vote to amend the Zoning Bylaw to update Section 5.4.2 Large Additions to clarify how the applicable area is to be calculated; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

The following articles propose changes to the Zoning Bylaw and is the subject of the public hearing scheduled for **Monday, March 28, 2022, beginning at 7:30 PM**, via Zoom at <https://town-arlington-ma-us.zoom.us/j/86753219003>, Meeting ID: 867 5321 9003, or by calling (646) 876-9923, Meeting ID 86753219003#

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ARTICLE P (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT / ZONING BOARD OF APPEALS RULES AND REGULATIONS

To see if the Town will vote to amend the Zoning Bylaw to update Section 3.2.3 Rules and Regulations to allow the Zoning Board of Appeals to amend its own rules and regulations; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE Q (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT / HALF STORY

To see if the Town will vote to amend the Zoning Bylaw to update Section 2 DEFINITIONS and add a new subsection under Section 5.3 to clarify how the area of a half story is to be calculated; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE R (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT / UNSAFE STRUCTURE

To see if the Town will vote to amend the Zoning Bylaw to update Section 8.1.5 Unsafe Structure to define who may make the determination that a structure is unsafe; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

The ARB will deliberate and may vote on the proposed amendments on **Monday, April 4, 2022 beginning at 7:30 PM**, via Zoom at <https://town-arlington-ma-us.zoom.us/j/83642279358>, Meeting ID: 836 4227 9358, or by calling (646) 876-9923, Meeting ID 83642279358#.

The draft language of the proposed amendments to the Zoning Bylaw is available on Thursday, February 17, 2022 may be viewed at the front counter of the Department of Planning and Community Development at 730 Massachusetts Avenue, at the main desk of the Robbins Library at 700 Massachusetts Avenue, or viewed and downloaded from the Redevelopment Board webpage of the Town's website at www.arlingtonma.gov/arb.

Rachel Zsembery, Chair
Arlington Redevelopment Board

AA 2/17/22, 2/24/22